

APPLICATION FOR A FINAL PLAT
Dodge County, Nebraska

Date of Application 09/05/06

Subdivision Name Piedmont Country

Owner's Name John & Connie Snover

Owner's Home Address 1232 Co. Rd. 19, Hooper, NE 68031

Telephone No. 654-2432

Developer's Name (same as owner)

Developer's Address _____

Engineer's Name Meridian Development Services, Inc.

Engineer's Address 3125 Miramar Drive, Fremont, NE 68025

Section 3 Township T18N Range R8E Lot No. Lots 1-17
34 T19N R8E

Area of subject property 146.6 +/- (Sq. Ft./Acres)

The final plat is based upon the preliminary plat for Piedmont Country
approved by the County Board on the _____ day of _____, 1999.

Is the final plat consistent with the approved preliminary plat? YES or NO

Have all of the improvements required by the preliminary plat been completed? YES or NO

Signature of Owner John Snover Connie Snover

OFFICE USE ONLY

Permit No. 06-01

Date _____

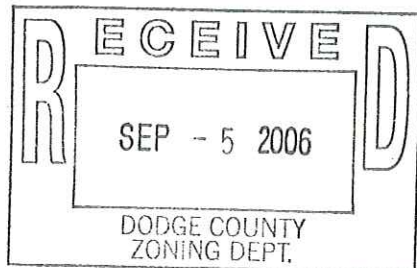
Date 9-19-06 Approved _____
Disapproved _____

Date 9-27-06 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

Chairman, Dodge County Board of Supervisors

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724



DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

John & Connie Snover
1232 County Road 19
Hooper, NE 68031

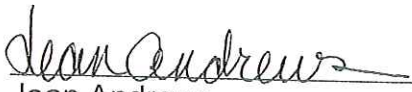
Good Day!

Enclosed please find a copy of the agenda for the planning commission meeting to be held September 19, 2006 at 7:30 P.M. on third floor of the Courthouse, Fremont, NE. It would be advisable for you or a representative to be at the meeting to answer any questions the board may have. Please come to the north door of the courthouse for admission.

Also, the Dodge County Board of Supervisors will hear this matter at the their meeting of August 30, 2006 at 9:30 A.M.

If you have any questions, please feel free to contact my office.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: File

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., September 19, 2006 in the Board of Supervisors Room to consider the request of John & Connie Snover of 1232 County Road 19, Hooper, NE 68031 to apply for a Final Plat known as Piedmont Country located in N 1/2 NE 1/4 Section 3, Township 18 North, Range 8 East, Nickerson Township and S 1/2 SE1/4 Section 34, Township 19 North, Range 8 East in Hooper Township, Zoning District A-2, General Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 7:30 P.M., Tuesday, September 19, 2006 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the final plat, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Cc: File

DODGE COUNTY TITLE & ESCROW CO., LLC
630 North "D" Street
Fremont, NE 68025-5083
(402) 721-5833
(402) 721-8632(fax)

Date: June 12, 2006

Invoice #: 7542

Reference: 06-0413S

To: Meridian Development Services, Inc.
3125 Miramar Dr.
Fremont, NE 68025

Attn: Dan Martinez

Legal: S/2 SE/4 Section: 34 Township: 19 Range: 8 & N/2 NE/4 3-18-8

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT DESCRIPTION	CREDIT	BALANCE
SNOVER, JOHN					\$0.00
PERFORM A 300					\$0.00
FOOT AONING					\$0.00
SEARCH					
5 NAMES AT \$10.00	\$50.00				\$50.00
EACH					
TOTALS:	\$50.00	\$0.00		\$0.00	\$50.00



**DODGE COUNTY TITLE & ESCROW CO.
630 NORTH 'D' STREET,
FREMONT, NE 68025 402-721-5833**

NAME AND ADDRESS SEARCH

Request Made By: **John Snover**
%Meridan Development Services
ATTN: Dan Martinez
3125 Miramar Drive
Fremont, NE 68025

We, ***DODGE COUNTY TITLE & ESCROW CO., L.L.C.***, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

The South half of the Southeast Quarter of Section 34, Township 19, Range 8 East of the 6th P.M. AND the North half of the Northeast Quarter of Section 3, Township 18, Range 8 East of the 6th P.M., in Dodge County, Nebraska.

The list of names and addresses include all property owners within 300/1000 feet of said property:

**North - NW 1/4 SE 1/4 & TXL 8
34-19-8**

**Allen Cuda
735 County Road 24,
Hooper, NE 68031**

East / Northeast - TXL 19 - 35-19-8

**Triple S Farms
PO Box F
Hooper, NE 68031**

**East / Southeast - TXL 8 & 9
2-18-8**

**John Ruwe
1335 County Road 19
Fremont, NE 68025**

**South / Southwest - SW 1/4 NE 1/4,
SW 1/2 NW 1/4 & TXL 6
3-18-8**

**Dale Freund
1641 N. Garden City Road
Fremont, NE 68025**

**West / Northwest - N 1/2 NW 1/4
3-18-8 & W 1/2
SW 1/4 - 34-19-8**

**Delbert D. Larsen
309 N. Pine
Hooper, NE 68031**

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated : June 9, 2006

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstractor
Certificate No. 147
Invoice No. 7542

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Westel Systems
Jim Sherburne, General Manager
P.O. Box 330
Remsen, Iowa 51050-0330

Good Day!

Attached is a copy of a proposed final plat known as Piedmont Country. The proposed subdivision will be 18 lots located in Section 3, Township 18 North, Range 8 East in Nickerson Township and S 1/3 SE 1/4 Section 34, Township 19 North, Range 8 East in Hooper Township.

Please review the plat and make written comments to the county zoning administrator by September 15, 2006.

Thank you.



Jean Andrews,
Dodge County Zoning Administrator

Attachment
Cc: File

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006


Alan D. Doll,
Dodge County Highway Supt.
435 N. Park Rm. 204
Fremont, NE 68025

Good Day!

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September 7, 2006

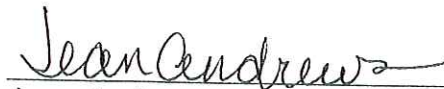
Marvin Winkelman
Dodge County Surveyor
435 N. Park
Fremont, NE 68025

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Dodge County Zoning Administrator

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BUILDING INSPECTION & ZONING DEPARTMENT

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Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006


Dan Weddle
Dodge County Sheriff
428 N. Broad
Fremont, NE 68025

Good Day!

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Dodge County Zoning Administrator

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BUILDING INSPECTION & ZONING DEPARTMENT

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Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006


Duane McKenzie
Nickerson Township
2468 County Rd. Q
Nickerson, NE 68044

Good Day!

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Jean Andrews,
Dodge County Zoning Administrator

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BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204

Fremont, Nebraska 68025

Phone: (402) 727-2724

September 7, 2006


Nickerson Fire Chief
Nickerson Fire Hall
Nickerson, NE 68044

Good Day!

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Jean Andrews,
Dodge County Zoning Administrator

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DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Dr. Jeffrey Edwards
Logan View School Supt.
2163 County Rd. G
Hooper, NE 68031

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Jean Andrews,
Dodge County Zoning Administrator

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BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

September 7, 2006

Jeff Kuhr, Director
Three Rivers Public Health Department
33 West 4th St.
Fremont, NE 68025

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Jean Andrews,
Dodge County Zoning Administrator

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AGENDA
DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, September 19, 2006 at 7:30 P.M., Board of Supervisors Room, 3rd Floor, Courthouse, Fremont, NE.

1. Call to Order at 7:30 P.M. – Roll Call
2. Legality of Meeting – Approval of Agenda
3. Approval of Minutes of August 15, 2006 Meeting
4. **Public Hearing:** Consideration of a request of John & Connie Snover of 1232 County Road 19, Hooper, NE 68031 to apply for a Final Plat known as Piedmont Country located in N 1/2 NE 1/4 Section 3, Township 18 North, Range 8 East, Nickerson Township and S 1/2 SE1/4 Section 34, Township 19 North, Range 8 East in Hooper Township, Zoning District A-2, General Ag.
 - a. Testimony
 - For:
 - Against:
 - b. Possible Action:
5. **Public Hearing:** Consideration of a request of Riverview Shores Development, LLC c/o Glenn G. Baumert of 1920 N. Locust, Wahoo, NE 68066 to apply for Replat of Outlot "B" of Riverview Shores Subdivision containing approximately 12 lots located in Sections 11, 12, 13 and 14, Township 17 North, Range 5 East in Union Township, Zoning District R-1, Residential.
 - a. Testimony
 - For:
 - Against:
 - b. Possible Action:
6. Other business (by published addendum only)
7. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON SEPTEMBER 7, 2006. COPIES AVAILABLE AT THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR.

**NOTICE
PUBLIC MEETING AND HEARINGS
DODGE COUNTY PLANNING COMMISSION
AND
DODGE COUNTY BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN, that public hearings of the Dodge County Planning Commission will be held during their regularly scheduled meeting, September 19, 2006 at 7:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, September 27, 2006 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Rm., 3rd floor of the Courthouse, Fremont, NE for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations for the following items:

1. Consideration of a request of John & Connie Snover of 1232 County Road 19, Hooper, NE 68031 to apply for a Final Plat known as Piedmont Country located in N 1/2 NE 1/4 Section 3, Township 18 North, Range 8 East, Nickerson Township and S 1/2 SE1/4 Section 34, Township 19 North, Range 8 East in Hooper Township, Zoning District A-2, General Ag.
2. Consideration of a request of Riverview Shores Development, LLC c/o Glenn G. Baumert of 1920 N. Locust, Wahoo, NE 68066 to apply for Replat of Outlot "B" of Riverview Shores Subdivision containing approximately 12 lots located in Sections 11, 12, 13 and 14, Township 17 North, Range 5 East in Union Township, Zoning District R-1, Residential.

Questions or comments concerning the public hearings and proposed requests should be directed to the Zoning Administrator at (402) 727-2724 and Dodge County Clerk at (402) 727-2767. All interested parties may offer oral comments at the public hearings and/or may file written comments with the Zoning Administrator or County Clerk concerning the petition and such comments shall be considered by the Board, provided such written comments are received prior to the public hearing dates.

